Miller Commercial

Chartered Surveyors and Business Property Specialists



SUITE 4 CALENICK HOUSE, TRURO TECHNOLOGY PARK, NEWHAM, TRURO, TR1 2XN

A fantastic open plan and modern office suite based at Truro Technology Park. Calenick House provides a private, secure and gated Commercial Park which has an elevated location providing unobstructed views overlooking Calenick Creek and the stunning Truro countryside making for a peaceful working environment. Ample parking is available on site and located close to Truro City Centre.

- MODERN FIRST FLOOR OFFICE SUITE & CONFERENCE ROOM
- 998 SQ FT (92.7 SQ M)
- LOCATED IN NEWHAM, TRURO'S 'BUSINESS DISTRICT'
- WELL LOCATED TO ACCESS TRURO AND THE A390
- LIFT ACCESS, DDA COMPLIANT
- PRIVATE CAR PARK
- NEW LEASE AVAILABLE
- ENERGY PERFORMANCE RATING B (32)

£12,000 PER ANNUM EXCLUSIVE







AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

SCHEDULE OF ACCOMMODATION:
First Floor Suite - 77.7 sq m (834 sq ft)
Conference room - 92.7 sq m (998 sq ft)
3 Car parking spaces - Additional parking spaces are available by separate negotiation.

AGENTS NOTE:
Please note that the office shown with the blue carpet is a similar suite. Suite 4 is to undergo refurbishment to be handed over in a similar finish.

LEASE:
Available via a full repairing and insuring lease with other terms to be agreed.

LEGAL COSTS:
The ingoing tenant to pay the landlords reasonable legal costs.

SERVICE CHARGE:
A modest annual service charge is payable for communal costs. More details are available on request.

FACILITIES:
Air Conditioning
Ample parking
Fiber Optic Fast Broadband in all areas
Shared conference room
Lifts to all floors
Toilets
Staff Kitchen.

VAT:
All rentals are exclusive of VAT.

PERFORMANCE CERTIFICATE:
The EPC is within band B (32)

RATEABLE VALUES:
These are stated as of April 1st 2023, including car spaces: £10,250* Please note the conference room is currently listed with another office so will need to be added to this listing upon completion of the letting which will likely increase the current figure.
Please note these are the rateable values, NOT the rates payable. To calculate the rates payable please visit: https://www.gov.uk/calculate-your-business-rates If this is your only business premises and the rateable value is below £12,000 you may qualify for full rates relief.

CONTACT INFORMATION:
For further information or an appointment to view please contact either:-

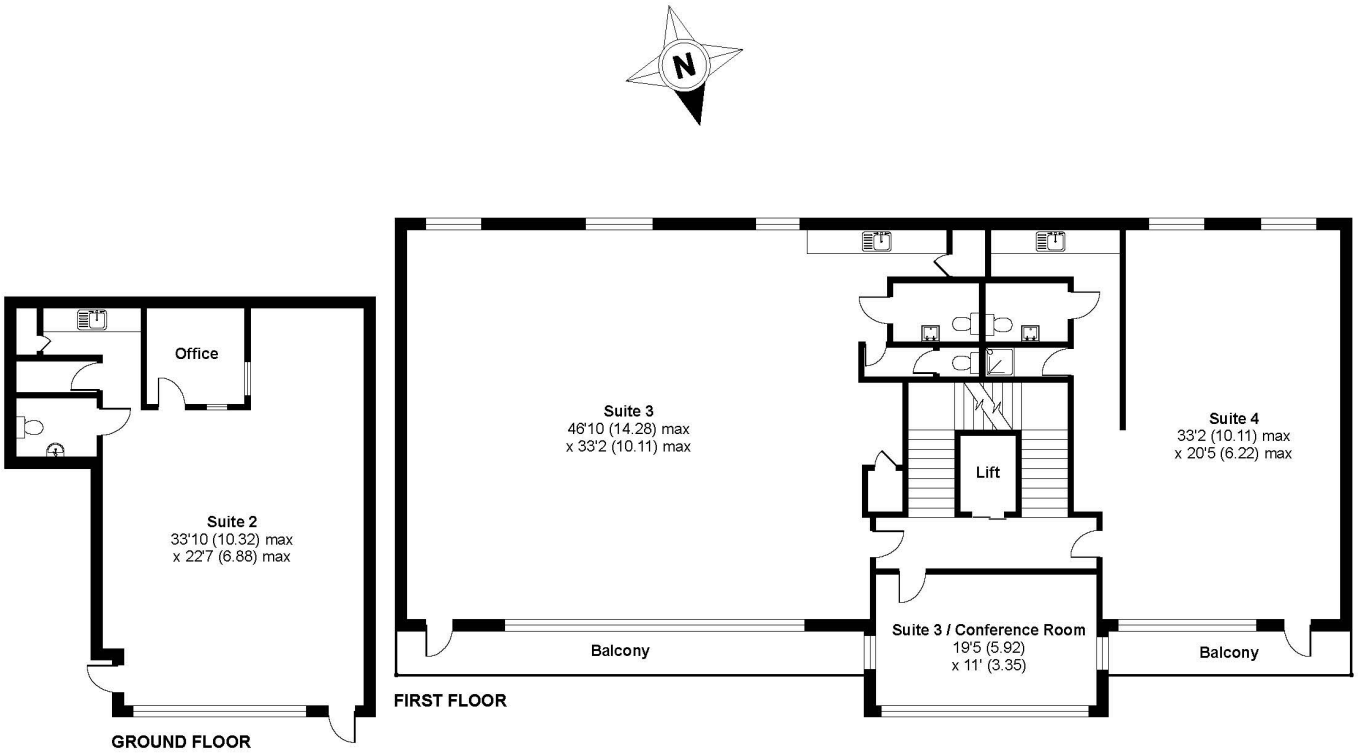
Thomas Hewitt on 01872 247025
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Mike Nightingale on 01872 247008
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2, 3 And 4 Calenick House, Truro Technology Park, Newham, Truro, TR1 2XN

Approximate Area = 3680 sq ft / 3419 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Miller Commercial LLP. REF: 975795

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